

GREATER NORTH PARK COMMUNITY PLAN UPDATE

Recreation Element Discussion and Mapping Exercises

(Based on information discussed at the May 19, 2010 Meeting of the CPUAC & Various Cluster Meetings)

Evaluation of Community-Proposed Park Sites – March 19, 2013

Revised 3/12/13

COMMUNITY-PROPOSED FUTURE PARK AND/OR RECREATION FACILITY IDEAS							
#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
1	Nile Street and Landis Street	Northeast corner of the intersection of Nile and Landis Streets	0.17 acres	Caltrans ROW and City ROW	Caltrans and City ROW	Yes	This is a small, flat site. Issues include noise and safety. Potential for a small pocket park. Agreement with Caltrans would be required if located on Caltrans ROW.
	Priority: Moderate						
2	A: North Park Mini-Park and B: Associated streetscape improvements, (located behind the North Park Theatre) at 3812 39 th Street & associated streetscapes.	Northwest intersection of 29th Street and North Park Way and approximately 2,000 linear feet of associated streetscapes.	0.50 acres for park	City of San Diego	City Parcel and ROW	Yes	A: The mini park site is in design. B: Design has not proceeded on the streetscape, due to funding constraints.
	Priority: 2A – High; 2B – High						

COMMUNITY-PROPOSED FUTURE PARK AND/OR RECREATION FACILITY IDEAS							
#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
3	A: Existing Folsom Tennis Club, 2720 Howard Avenue and B: Vacation of Howard Avenue between Oregon and Idaho Streets	Block bounded by Howard Avenue, El Cajon Boulevard, Oregon and Idaho Streets, just north of the existing North Park Community Park	3.0 acres total (2.58 acre parcel / 0.42 acres of City ROW)	City	Parcel, including water tower, and City ROW	Tennis Club - Yes Howard Street - Yes	A: The tennis club site is uninviting and seemingly inaccessible to the public. It could benefit from rehabilitation and upgrades, and analysis of the most appropriate recreation uses. B: The vacation of Howard Street between Idaho & Oregon Streets, to expand North Park Community Park appears to be a feasible option; this would require further analysis and coordination with City departments.
	Priority: 3A – Moderate; 3B – Moderate						
4	Undeveloped area on the east side of the intersection of Indiana Street and Myrtle Avenue	Indiana St. and Myrtle Avenue	0.19 acres	City ROW (underlying owners are adjacent parcel owners)	City ROW - Paper Street	No	Heavy vegetation and steep slopes make this site unfeasible for park purposes. The end of the ROW is currently used for parking for adjacent residences.
	Priority: N/A						

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#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
5	Balboa Park – East Mesa, Florida Canyon along Upas Street between Florida Drive and Alabama Street, south towards Morley Field Drive	Southwest corner of the intersection of Alabama and Upas Streets	1.00 acre (approx.)	City (Balboa Park)	City Park	Yes	This site is located in Balboa Park. Varied topography. Flat, turfing areas, wooded (eucalyptus) areas, and steep slopes down to Florida Street. The entire site from Florida Street to Alabama Street, north of Morley Field Drive should be considered for a variety of mini-park/pocket park uses. Any proposed park development would require amendments to the Balboa Park Master Plan and the East Mesa Precise Plan, if the proposed uses differ significantly from these existing plans.
	Priority*: High						
6	4075 Park Boulevard	Southeast corner of the intersection of Polk Avenue and Park Boulevard	0.48 Acres	Private	Parcel	Yes	Currently vacant, but a sign indicates this will be the “Park Terrace” mixed-use development, which will include residential, retail and restaurant components. Flat site, corner lot. An opportunistic purchase should be considered.
	Priority: High						

COMMUNITY-PROPOSED FUTURE PARK AND/OR RECREATION FACILITY IDEAS							
#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
7	Western edge of the intersection with Georgia Street and Lincoln Avenue	Georgia Street and Lincoln Avenue	0.25 acres	City ROW (underlying owners are adjacent parcel owners)	City ROW - Paper Street	Yes	The paper street would need to be vacated and property deeded to the City (or purchased by the City). The site is steeply sloped, and extends from Georgia Street down to the alley to the east. Great views to the east. Potential pocket park for either the upper and lower areas, or the entire site if terraced. Excessive costs for accessibility and grading/retaining walls may prevent pocket park development.
	Priority: Moderate						
8	Jefferson Elementary School joint use improvements	Located along Gunn Street between 28 th and Utah Streets	0.96 acres synthetic turf and 0.5 acres of hard court area	San Diego Unified School District (SDUSD)	Parcel	Yes	The existing site provides a multi-purpose synthetic turf field and hard court area. This joint use area is considered a park equivalency.
	Priority: N/A (Existing Facility)						
9	Post Office at 3791 Grim Avenue	Southeast corner of the intersection of North Park Way and Grim Avenue	0.29 acres	Private	Parcel	Yes	The post office is closed (consolidated with other area post offices). This site would be appropriate for a mini park, if available. An opportunistic purchase could be considered. However, the building is currently being demolished, and staff has been informed that the site is being developed.
	Priority: Low						

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#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
10	North Park Library Site at 3795 31 st Street	Southeast corner of the intersection of North Park Way and 31 st Street	0.72 acres	City	Five (5) Parcels	No	The existing library is an active, thriving, community asset.
	Priority: N/A (Existing Facility)						
11	2305 and 2311 University Avenue	Southeast corner of the intersection of University Avenue and Louisiana Street	0.21 acres	Private	Two (2) Parcels	Yes	Vacant corner lot, relatively flat. Busy street. Bus transit is available. An opportunistic purchase should be considered.
	Priority: High						
12	4616 Texas Street	Northwest corner of the intersection of Texas Street and Madison Avenue, bounded by Mission Ave. on the west.	0.31 acres	Private	Parcel	Yes	This is a flat, triangular site with an existing Valero service station. Noisy, busy intersection. An opportunistic purchase should be considered. Demolition would be required, and may require extensive environmental review and mitigation due to service station use.
	Priority: Low						
13	Adams Avenue and Arizona Street	Northeast corner of the intersection of Adams Ave. and Arizona Street	3500 s.f. or 0.08 acres	Private	Parcel	Yes	This site has very recently been developed as a private pocket park/contemplation space, honoring spiritual leader and peace advocate Sri Chinmoy. It appears to be open to the public. If an agreement is entered into between the owners and the City, it could be included in the community's park inventory. Site accessibility may need to be upgraded to meet current standards.
	Priority: Low						

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#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
14	Balboa Park – City Operations Station	Pershing Drive and B St. in Balboa Park	Unknown	City	City park	Yes	This is a large flat site, with adjacent slopes. It houses existing City operations buildings, which would require relocation and removal. The area located within Balboa Park is planned to be developed as the Pershing Sports Complex per the Balboa Park East Mesa Precise Plan, and will provide regional recreational opportunities which will benefit the surrounding communities. Changes to the East Mesa Precise Plan may require plan amendments.
	Priority*: Moderate (Planned facility; would be shared with Downtown, Uptown, Greater Golden Hill and North Park)						
15	Balboa Park Nursery	Pershing Drive in Balboa Park	Unknown	City	City park	Yes	The site is located on a portion of a former landfill, which may prohibit development on some portions of the site due to regulatory cost factors. The area will be developed per the Balboa Park East Mesa Precise Plan, which recommends continuation of the nursery use. Changes to the East Mesa Precise Plan would require plan amendments. The site is located in the center of the East Mesa, and is not directly adjacent to the edge of the community.
	Priority*: Low						

COMMUNITY-PROPOSED FUTURE PARK AND/OR RECREATION FACILITY IDEAS							
#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
16	A: McKinley Elementary School joint use area and B: The NE corner of Palm & Felton Streets adjacent to the joint use area	Palm and Felton Streets	Up to 2.0 acres + Approx. 1.0 acre	SDUSD	SDUSD parcel	Joint Use Area – Yes NE corner Palm & Felton - Yes	A: This joint-use site is currently in design. B: The property on the NE corner of Palm & Felton (approx. 1.0 ac) will not be part of the joint use lease area, however it has good potential for use as a mini/pocket park, perhaps through a ground lease or other arrangement with the San Diego Unified School District. It is currently being used as an unofficial community gathering space and off-leash dog park; the City does not support the current unofficial off-leash use at this site.
	Priority: Joint Use Area – N/A (in design).			Priority: NE corner of Palm & Felton – High.			
17	St. Augustine High School	Northwest corner of the intersection of 33 rd Street and Nutmeg Street	Up to 3.0 acres	Private School	Private parcel	Yes	Flat site. Well-maintained existing track and synthetic turf. High school fields often are heavily programmed and have limited or no programmable time for public use, but a joint use agreement could be explored.
	Priority: Moderate						
18	Seven (7) parcels south of Dwight Street between Nile Street and Vancouver Avenue	Southeast corner of the intersection of Dwight Street and Nile Street	Maximum of approx. 1.0 acre could be developed	City and Private	Six (6) private parcels and one (1) City parcel	Yes	There are some vacant lots, as well as existing residences and garages. Demolition would be required. Some sites are flat and easily accessible, others steep. Include the ROW at the north end of Vancouver Street. There is some mini-park or pocket park potential, as opportunities arise.
	Priority: Low						

COMMUNITY-PROPOSED FUTURE PARK AND/OR RECREATION FACILITY IDEAS							
#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
19	Balboa Park - Golf course adjacent to the Golden hill Recreation Center, along Golf Course Drive	Golf Course Drive	TBD	City golf course	Balboa Park	Yes	<p>The area that includes the two municipal golf courses will be developed per the Balboa Park East Mesa Precise Plan, which recommends continuation of the golf course uses. Changes to the East Mesa Precise Plan would require plan amendments.</p> <p>Note: The 18-hole municipal course is located adjacent to the North Park Community; conversion of this course to population-based park uses would serve the North Park Community. The 9-hole course surrounds the Golden Hill Recreation Center, and is located adjacent to the Greater Golden Hill Community; conversion of the 9-hole course to population-based park uses would serve the Greater Golden Hill Community (not the North Park Community).</p>
	Priority*: 18-Hole Course – Low. Priority: 9-Hole Course - N/A (due to location outside of the community).						
20	Jack in the Box. 2959 Upas Street	Southeast corner of the intersection of Upas and Dale Streets	0.29 acres	Private	Parcel	Yes	Existing Jack-in-the Box restaurant. Flat site. Good location. This terminus to 30 th Street could be a community gateway or focal point. Would require demolition of existing restaurant. An opportunistic purchase should be considered. However, staff has been informed that the restaurant recently renewed a 30-year lease on the site.
	Priority: Low						

COMMUNITY-PROPOSED FUTURE PARK AND/OR RECREATION FACILITY IDEAS							
#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
21	Two parcels at the northwest intersection of Redwood and 32 nd Streets	Redwood and 32 nd Streets	0.14 acres	City	Two (2) parcels	Yes	This site is very steep; only the upper portion of the site, bordering Redwood and 32 nd Streets at street grade, would be feasible for development as a pocket park due to steep canyon grades. It's likely that extensive retaining walls would be required to provide a useable area and to make the site accessible. This site is identified on the City's park inventory for future development as a mini-park.
	Priority: Moderate						
22	Boundary Street from Madison Avenue to Lincoln Avenue	East side of Boundary Street between Lincoln and Madison Avenues	Unknown	City ROW and Caltrans ROW	ROW – City and Caltrans	Mixed – Yes and No	<p>The best opportunities along this portion of the Boundary St. ROW are Sites 25, 27 and 28 (see the individual site descriptions). Most other areas along Boundary St. are either too narrow, have steep slopes, heavy vegetation, and/or minimal useable area.</p> <p>Boundary St. between El Cajon Blvd. & Meade Ave.: There is a potential opportunity for creating a one-block linear park if the existing street was narrowed by eliminating one lane ("road diet").</p> <p>Agreement with Caltrans would be required if the sites are located on Caltrans ROW, and potential freeway noise issues would need to be addressed.</p>
	Priority: Moderate (also see Sites 25, 27 and 28)						

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#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
23	Idaho, Oregon and 30 th Streets from Balboa Park all the way to the northernmost boundary of the community (as well as other wide streets)	Oregon, Idaho and 30th Streets	Unknown	City ROW	ROW	TBD	Opportunities for streetscape/urban design improvements may exist. Linear park opportunities could be explored in the future as part of comprehensive plans for street improvements or modifications.
	Priority: N/A						
24	Existing residential properties and alleys between the North Park Theatre and Jefferson Elementary School	Area bounded by North Park Way, 29 th Street, Gunn Street and Utah Street	Unknown	City ROW and Private Parcels	City ROW and Private Parcels	No	Existing viable block of residences. These sites would require acquisition and demolition of residences, which conflict with General Plan/Community Plan policies to maintain the existing housing stock.
	Priority: N/A						
25	Madison Avenue and Illinois & Boundary Streets	Northeast corner of the intersection of Illinois Street and Madison Avenue	5,000 s.f. or 0.11 acres	City ROW and Caltrans ROW	City and Caltrans ROW	Yes	This site is currently being used as a construction staging area. This site would be much more useable as a pocket park if the adjacent portion of Boundary Street could be vacated, and this site could be combined with the triangular portion of turfed area on the south side of Madison Ave., between Illinois & Boundary Streets.
	Priority: Moderate						

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#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
26	Intersection of Iowa Street and Meade Avenue	Northeast corner of the intersection of Iowa Street and Meade Avenue	3,500 s.f. or	City ROW and Caltrans ROW	City and Caltrans ROW	No	This site is very small, adjacent to busy streets. Noisy. It doesn't feel safe or protected. Better opportunities for use of Caltrans ROW exist in the community.
	Priority: N/A						
27	Orange Avenue and 32 nd Street	Southeast corner of the intersection of Orange Avenue and 32 nd Street	5,000 s.f. or 0.11 acres	City ROW and Caltrans ROW	City and Caltrans ROW	Yes	This is a small flat area with good pocket park potential; particularly if some Caltrans ROW on the east side of the existing chain link fence, including 2 existing pine trees, could be included.
	Priority: Moderate						
28	Boundary Street south of Polk Avenue	East side of Boundary Street south of Polk Avenue	5,000 s.f. or 0.11 acres	City ROW and Caltrans ROW	City and Caltrans ROW	Yes	There is very good potential for a linear/pocket park, stretching along Boundary Street/Caltrans ROW from site #27 (32 nd St./Orange & Boundary Streets) south to Lincoln Avenue, or possibly 1 more block south to University Avenue (site 29). The area is fairly wide, with some existing trees. This could be a long, uninterrupted linear park. Freeway noise could be an issue. Agreement with Caltrans would be required if located on Caltrans ROW.
	Priority: High						

COMMUNITY-PROPOSED FUTURE PARK AND/OR RECREATION FACILITY IDEAS							
#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
29	Boundary Street and University Avenue	Northeast and Southeast corners of the intersection of Boundary Street and University Avenue	13,000 s.f. or 0.30 acres	City ROW and Caltrans ROW	City and Caltrans ROW	Yes	Both the SE and NE corners have small, flat areas with good potential for pocket parks. Noise from freeway and adjacent streets, and safety from busy traffic at this intersection are issues. Agreement with Caltrans would be required if located on Caltrans ROW.
	Priority: High						
30	Intersection of Redwood and Nile Streets	West side of the intersection of Redwood and Nile Streets	5,000 s.f. or 0.11 acres	Private	City ROW – Paper Street	No	This site was a City-owned paper street, but is now privately owned; it was bought from the City approximately two years ago.
	Priority: N/A (This site is privately-owned and unavailable)						
31	Nutmeg and Teresita Streets	East side of the intersection of Nutmeg and Teresita Streets	5,000 s.f. or 0.115 acres	City	City ROW – Paper Street	No	This is a small, relatively flat area of land, located between residences; one residence uses ½ the ROW as a private driveway access. The site drops steeply into an inaccessible canyon, with no trail system.
	Priority: N/A (Access to residences is required)						
32	Teresita and Maple Streets	Southwest side of the intersection of and Teresita Streets	7,500 s.f. or 0.17 acres	City	City ROW – Paper Street	Yes	Relatively flat, large upper area above canyon and trail system. Good views to San Diego Bay, Point Loma and residences across the canyon. Good potential for a pocket park and trailhead into Juniper Canyon Open Space.
	Priority: Moderate						

COMMUNITY-PROPOSED FUTURE PARK AND/OR RECREATION FACILITY IDEAS							
#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
33	34 th and Laurel Streets	West side of the intersection of 34 th and Laurel Streets	9,500 s.f. or 0.22 acres	City	City ROW – Paper Street	Yes	Flat, gravelly area. Provides driveway access to adjacent private residences. Steep slope down to canyon. Site #34 would be preferred as a pocket park and trailhead.
	Priority: Low						
34	End of 34 th Street south of Maple Street	End of 34 th street	6,500 s.f. or 0.15 acres	City	City ROW – Paper Street	Yes	This is an official signed and gated trailhead to Juniper Canyon Open Space. The site is relatively flat above the canyon, and it has good potential as a staging area for the trail system, and as a pocket park.
	Priority: High						
35	Roosevelt Middle School Joint Use Improvements, (3366 Park Boulevard)	Located in Balboa Park at the southwest corner of Park Boulevard and Upas Street. The joint use field is located near the intersection of Upas Street and Richmond Street.	2.20 acres	City and San Diego Unified School District	Parcels	Yes	The joint use site is under construction. This project is located in Balboa Park, adjacent to the Uptown Community Planning Area, and across the Park Blvd. border which separates Uptown from the Greater North Park Community Planning Area. Currently, it is included in the Uptown park inventory, but not in the Greater North Park park inventory. Sharing of this joint use area could be considered, and would require coordination and agreement by both communities through the ongoing, concurrent community plan update processes.
	Priority: N/A (Under construction).						

COMMUNITY-PROPOSED FUTURE PARK AND/OR RECREATION FACILITY IDEAS							
#	Suggested Location	Cross Streets	Approx. Area	Owner	Type	Park Suitability	City Evaluation
36	Birney Elementary School Joint Use Improvements (4345 Campus Avenue)	Located at the southwest corner of Meade Avenue and Park Boulevard.	1.82 acres	SDUSD	Parcel	Yes	This existing joint use facility is shared between the Greater North Park and Uptown Communities; it is included in both communities' park inventories.
	Priority: N/A (Existing Facility; shared with Uptown)						
New	31 st Street and North Park Way	NW corner of 31 st Street and North Park Way. South of the alley south of University Avenue.	TBD	TBD	Parcel	Yes	The site is currently a flat, vacant lot, with good mini-park potential. Ownership to be determined.
	Priority: Moderate						

*Note: Sites in Balboa Park were evaluated for their physical suitability for conversion to population-based, community-serving park uses. The priority recommendations are preliminary and have been provided to facilitate community evaluation of the sites and park use conversion concepts. Any future conversion of uses within Balboa Park would require multi-department review and policy decisions; this would include the Park and Recreation Department, Development Services Department, and other departments as appropriate. Amendments to the Balboa Park East Mesa Precise Plan may be required.